

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
MAY 21, 2003
COUNCIL CHAMBERS, 12TH FLOOR, CITY ADMINISTRATION BLDG
8:30 A.M.**

NOTE: Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 5th floor of the City Administration Building, located at 202 C Street, San Diego, CA 92101.

If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ADLs) are required, please contact the Disability Services Coordinator at 236-5679 at least five (5) working days prior to the meeting to ensure availability. Those items with an asterisk () will include consideration of the appropriate environmental document.*

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.

HEARING OFFICER ASSIGNED TO TODAY'S HEARING: Kenneth Teasley

ITEM-1: **PUBLIC COMMENT** - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. **NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2: **REQUESTS FOR CONTINUANCES.**

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: **MARKS RESIDENCE – PROJECT NO. 3815 (cont. from 5-7-03)**
Pacific Beach Community Plan Area

STAFF: Jeff Robles

Approval, denial or modification of an application for a Coastal Development Permit and a Neighborhood Development Permit and Variances to include:
Remodel/reconstruct an existing roof and overhanging eaves within the street side yard setback. Remodel/reconstruct the wood deck, guardrail and carport roof.
Replace an existing concrete block masonry site retaining wall with stone veneer facing, of a previously conforming single dwelling unit with fences, decks and retaining walls on a 5,058 square-foot site located at **4937 Crystal Drive** in the RM-1-1 Zone, Coastal (Appealable area), Coastal Height Limit, Parking Impact Overlay Zones, within the Pacific Beach Community Plan Area.

RECOMMENDATION:

Approval.

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ITEM-5: * **TOWER 23 – PROJECT NO. 1287 (cont. from 5-14-03)**
Pacific Beach Community Plan Area

STAFF: Jeannette Temple
H.O.: Tracy Elliot-Yawn

Approval, denial or modification of an application for a Coastal Development Permit and Neighborhood Development Permit to demolish four existing commercial structures, remove a parking lot and construct a new forty-four (44) room, three-story, 44,399 square-foot hotel with basement and first level parking. The hotel will include a restaurant and outdoor terrace, and will be located at **4551 Ocean Boulevard** in the CV-1-2 Zone, the Coastal Overlay (Appealable Area), Coastal Height Limitation Overlay and Parking Impact Overlay Zones of the Pacific Beach Community Plan Area. The Neighborhood Development Permit is to provide tandem parking with valet for the restaurant use. Mitigated Negative Declaration 41-0637.

RECOMMENDATION:
Approval.

ITEM-6: * **CHILDREN OF THE RAINBOW CHILD CARE FACILITY – PROJECT NO. 5095**
Southeastern San Diego Community Plan Area

STAFF: William Zounes

Approval, denial or modification of an application to rescind Conditional Use Permit 86-1016 and approve a Conditional Use Permit and Site Development Permit to allow the operation of a Child Care Facility on a 16,000 square-foot lot in three existing dwelling units located on the corner of 435 S. Bancroft Street and **3254-60 Ocean View Boulevard** within the Southeast San Diego Community Plan Area. Negative Declaration 42-0864.

RECOMMENDATION:
Approval.

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ITEM-7: **LA JOLLA MARKETPLACE – PROJECT NO. 4703**
La Jolla Community Plan Area

STAFF: Robert Korch

Approval, denial or modification of an application for an amendment to La Jolla Planned District Ordinance Permit No. 85-0149 to convert existing commercial space above the ground floor of the existing 3-story to seven (7) additional residential dwelling units (for a total of 14 dwelling units) and add an accessible restroom on the ground floor for the mixed use building located at **7514 Girard Avenue** in Zone 1 of the La Jolla Planned District within the boundaries of the La Jolla Community Plan Area.

RECOMMENDATION:
Approval.

ITEM-8: * **NICOLAOU RESIDENCE – PROJECT NO. 4007**
La Jolla Community Plan Area

STAFF: Jeff Robles

Approval, denial or modification of an application for a Coastal Development and Neighborhood Use Permit to demolish an existing residence and construct a 9,670 square-foot residence with detached pool house on a 50,662 square-foot site at **9625 Blackgold Road** in the RS-1-2 Zone of the La Jolla Community Plan, Coastal Overlay (appealable), Coastal Height Limit. Mitigated Negative Declaration.

RECOMMENDATION:
Approval.

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ITEM-9: * **RUSSELL RESIDENCE – PROJECT NO. 5267**
Pacific Beach Community Plan Area

STAFF: Robert Korch

Approval, denial or modification of an application for a Site Development Permit to modify a detached single-family dwelling unit on a lot also occupied by 10 multiple-family dwelling units by adding a basement garage and a 2nd and 3rd floor to the existing single story dwelling, all situated on a 0.30-acre, RM-2-5 zoned site located at **1169 Pacific Beach Drive**. The site is under State of California Coastal Jurisdiction and will require State approval prior to construction within the Pacific Beach Community Plan Area. Negative Declaration 42-1001.

RECOMMENDATION:
Approval with conditions.

ITEM-10: **LLANAS RESIDENCE – PROJECT NO. 5272**
Mission Beach Community Plan Area

STAFF: Glenn Gargas

Approval, denial or modification of an application for a Coastal Development Permit for a 1,026 square-foot third story addition to an existing single family residence on a 2,858 square foot property. The project site is located at **2916 Bayside Lane**, in the R-S Zone of the Mission Beach Planned District, Coastal Overlay Zone (appealable), Coastal Height Limitation Overlay Zone, Airport Environs Overlay Zone, Beach Parking Impact Overlay Zone, and within the Mission Beach Community Planning Area, Council District 2.

RECOMMENDATION:
Approval.

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ITEM-11: **CENTER COURT 8 CONDOMINIUM MAP WAIVER – PROJECT NO. 3866**

Ocean Beach Community Plan Area

STAFF: Laila Iskandar

Approval, denial or modification of an application for a Map Waiver and Coastal Development Permit to convert 8 existing apartment units to condominiums on a 0.31-acre site. The project is located **at 4484 West Point Loma Boulevard**, in the RM-2-4 Zone within the Ocean Beach Community Plan, Coastal Overlay Zone (non-appealable), Coastal Height Limit, Airport Environs Overlay, Council District 2.

RECOMMENDATION:

Approval.

ITEM-12: *** SAN DIEGO COUNTY WATER AUTHORITY PIPELINES 3 AND 4 RELINING PROJECT – PROJECT NO. 5817**

Mira Mesa and Rancho Penasquitos Community Plan Area

STAFF: Tim Daly

Approval, denial or modification of an application for a Site Development Permit for Environmentally Sensitive Lands to reline approximately 16,600 linear feet of existing 69-inch diameter Prestressed Concrete Cylinder Pipe (PCCP) water pipeline from **Black Mountain to Miramar Hill area**, south of Mercy Road near I-15. Mitigated Negative Declaration 42-1101.

RECOMMENDATION:

Approval.